

1 HOLLY S. PARKER (SBN 10181)
2 RYAN W. LEARY (SBN 11630)
3 LAXALT & NOMURA, LTD.
4 9600 Gateway Drive
5 Reno, Nevada 89521
6 T: (775) 322-1170
7 F: (775)322-1865
8 Attorneys for *Defendant*
9 *HIGHLAND RANCH HOMEOWNERS ASSOCIATION*

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

USROF III LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

Plaintiff,

vs.

TBD, LLC, a Nevada Limited-Liability
Company; TBR I, LLC, a Nevada Limited
Liability Company; AIRMOTIVE
INVESTMENTS, LLC, a Nevada Limited
Liability Company; HIGHLAND RANCH
HOMEOWNERS ASSOCIATION, a Nevada
Non-Profit Corporation; KERN &
ASSOCIATES, LTD., a Nevada Corporation,

Defendants.

Case No.: 2:17-cv-02083

**STIPULATION AND ORDER TO
EXTEND DATE BY WHICH
HIGHLAND RANCH HOMEOWNERS
ASSOCIATION SHALL HAVE TO
ANSWER OR OTHERWISE
RESPOND TO COMPLAINT**

(FIRST REQUEST)

Plaintiff, USROF III Legal Title Trust 2015-1 by U.S. Bank National Association, as
Legal Trustee ("Plaintiff") and Defendant, Highland Ranch Homeowners Association
("Highland Ranch"), by and through their respective counsel, stipulate as follows:

Plaintiff filed a Complaint on August 1, 2017, therein naming Highland Ranch and other
Defendants. (ECF No. 1.) Plaintiff subsequently served Highland Ranch with the Summons and
Complaint. The current deadline for Highland Ranch to answer or otherwise respond to the
Complaint is September 1, 2017.

1 Highland Ranch requests an additional twenty-one calendar days, up to and including
2 September 22, 2017, within which to answer or otherwise respond to the Complaint. Highland
3 Ranch requests this additional time so that it may more thoroughly investigate the allegations
4 within the Complaint and other pleadings on file and research the current law bearing on those
5 allegations. The Court has not granted any previous extensions.

6 **IT IS SO STIPULATED.**

7 Dated this 25th day of August, 2017.

Dated this 25th day of August, 2017.

8 WRIGHT, FINLAY & ZAK, LLP

LAXALT & NOMURA, LTD.

9
10 By/s/ Paterno C. Jurani

11 DANA JONATHON (SBN 0050)
12 PATERNO C. JURANI (SBN 8136)
13 NATALIE C. LEHMAN (SBN 12995)
14 7785 W. Sahara Ave., Suite 200
15 Las Vegas, Nevada 89117
Attorneys for Plaintiff USROF III Legal
Title Trust 2015-1, by U.S. Bank National
Association, as Legal Title Trustee

By 

HOLLY S. PARKER (SBN 10181)
RYAN W. LEARY (SBN 11630)
9600 Gateway Drive
Reno, Nevada 89521
Attorneys for Defendant
Highland Ranch Homeowners
Association

16 **IT IS SO ORDERED:**

17
18 
19 UNITED STATES MAGISTRATE JUDGE

20 Dated: August 29, 2017
21
22
23
24
25
26
27
28

CERTIFICATE OF SERVICE

Pursuant to Federal Rule of Civil Procedure 5(b), I certify that I am an employee of Laxalt & Nomura, Ltd. and not a party to, nor interested in, the within action; that on the 28th day of August, 2017, a true and correct copy of the foregoing ***STIPULATION AND ORDER TO EXTEND DATE BY WHICH HIGHLAND RANCH HOMEOWNERS ASSOCIATION SHALL HAVE TO ANSWER OR OTHERWISE RESPOND TO COMPLAINT (FIRST REQUEST)*** was filed electronically through the Court's CM/ECF electronic notice system to the attorneys associated with this case.

Dana Jonathon Nitz, Esq.
Paterno C. Jurani, Esq.
Natalie C. Lehman, Esq.
WRIGHT, FINLAY & ZAK, LLP
7785 W. Sahara Ave., Suite 200
Las Vegas, NV 89117
T: (702) 475-7964
F: (702) 946-1345
pjurani@wrightlegal.net
*Attorneys for Plaintiff, USROF III
Legal Title Trust 2015-1, by U.S. Bank
National Association, as Legal Title Trustee*

Gayle A. Kern, Esq.
Karen M. Ayarbe, Esq.
KERN & ASSOCIATES, LTD.
5421 Keitzke Lane
Suite 200
Reno, NV 89511
gakltd@kernltd.com
karenayarbe@kernltd.com
Tel: (775) 324-5930
Fax: (775) 324-6173
Attorneys for Kern & Associates, Ltd.


KATHIE MARTIN